

INC. VILLAGE OF CENTRE ISLAND  
303 CENTRE ISLAND ROAD  
OYSTER BAY, NEW YORK 11771  
BOARD OF ZONING APPEALS HEARING

Please take notice that the Board of Zoning Appeals of the Inc. Village of Centre Island will conduct a public hearing on Tuesday, February 1, 2022 at 7:30 p.m. Due to the current Covid-19 pandemic, the hearing will be conducted by Zoom Videoconference. The link to participate is:

[www.zoom.us](http://www.zoom.us)

Meeting ID: 831 2917 5765

The dial-in phone number to participate by telephone or for computers without audio capability is 1 929 205 6099

The hearing will be on the appeal of Marc Strauss, contract vendee of a 0.501-acre parcel of land located at 448 Roosevelt Road in the Village, designated as Section 28, Block 55, Lot 13 on the Nassau County Land and Tax Map and located within the Village's A-2 zoning district.

The Appellant seek to permit the demolition of the existing single-family dwelling and the construction of a new single-family dwelling on a lot which has a net lot area of 18,056 square feet rather than the minimum required 21,852 square feet of lot area, and which will be located below elevation 12 which will require the following variances:

1. Proposed privacy wall to have a northerly front yard setback of 14.84 feet from Roosevelt Road and an easterly setback from mean high water of 15.5 feet rather than the required 40 feet, and a southerly side yard setback of 16.08 feet rather than the required 25 feet;
2. Proposed patio with retaining wall which has an easterly setback from mean high water of 4.92 feet rather than the required 40 feet;
3. Proposed hot tub which has an easterly setback from mean high water of 15.75 feet rather than the required 40 feet;
4. Proposed second story addition over existing hot tub which would have an easterly setback from mean high water of 16.92 feet rather than the required 40 feet;
5. Proposed two-story addition which would have a northeasterly setback from mean high water of 32.16 feet rather than the required 40 feet;
6. Proposed reconstructed dwelling to have a westerly setback from Morgan Place of 28.33 feet rather than the required 40 feet; a maximum height of 26' 0¼ feet rather than the maximum permitted 25 feet, and a floor area of 3,973.4 square feet rather than the maximum permitted 3,572.3 square feet;
7. Proposed garage addition to have a setback from Morgan Lane of 24.5 feet rather than the required 40 feet;
8. Proposed generator and air conditioning unit area to have a southerly setback of 12.5 feet rather than the required 25 feet;

A copy of said appeal is on file at the office of the Village Clerk and may be viewed by appointment only during the hours of 10:00 AM TO 1:00 PM, Tuesday through Thursday, or on the Village's website at [www.centreisland.org](http://www.centreisland.org). All interested parties will be given the opportunity to be heard at said time and place. If any individual required special assistance to attend, please notify the Village Clerk at least 48-hours in advance of the hearing.

By Order of the Board of Zoning Appeals

Z-2021-07